

Florence, New Jersey 08518-2323
March 27, 2018

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairperson Hamilton-Wood called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Chairperson Hamilton-Wood then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Mildred Hamilton-Wood	James Molimock
Thomas McCue	Ray Montgomery
Mayor Craig Wilkie	Council Representative Ted Lovenduski
John Pagano, Alt. #1	Carl Mattson, Alt. #2

ABSENT: Wayne Morris – Excused
Engineer Hugh Dougherty – Excused

ALSO PRESENT: Solicitor David Frank
Planner Barbara Fegley

SWEARING IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Solicitor Frank administered the Oath of Office to Carl Mattson as a Class IV member, Alternate #2 for a 2-year term (unexpired) expiring December 31, 2018.

RESOLUTIONS

- A. **Resolution PB-2018-09:** Approving application PB#2017-07 for James Heupel, 1011 Potts Mill Road for Minor Subdivision of adjoining lots and Bulk variance for non-conforming road frontage lot width on property located at 1011 Potts Mill Road, Florence Township, Block 166, Lots 17.02 & 18.02

It was the Motion of Vice Chair Molimock, seconded by Mr. Montgomery to approve Resolution No. PB-2018-09.

Upon roll call, the Board voted as follows:

YEAS: Molimock, Montgomery, McCue, Lovenduski, Wilkie, Pagano
NOES: None
RECUSED: Hamilton-Wood

Motion carried

MINUTES

It was the Motion of Vice Chair Molimock, seconded by Councilman Lovenduski to approve the minutes of the regular meeting of February 27, 2018 as submitted. Motion unanimously approved by all those present.

CORRESPONDENCE

- A. Letter dated 2/20/18 from Burlington County Planning Board regarding Liberty Venture, I (Amazon).
- B. Letter dated 3/12/18 from Burlington County Planning Board regarding Lennar.
- C. Compliance Review No. 2 from Engineer Dougherty regarding US Homes/Lennar.
- D. Compliance Review No. 1 from Engineer Dougherty regarding Academy Woods Apartments.

It was the Motion of Vice Chair Molimock, seconded by Councilman Lovenduski to receive and file correspondence A through D. Mayor Wilkie did bring to everyone's attention that on page 2 of Correspondence A, item 6 states that Amazon has 1500 employees. He commented that during their application process, they stated they would have 400 employees, 800 during peak times. He stated that Amazon is agreeing to do some improvements on the town side of the main intersections because of this. Motion unanimously approved by all those present.

NEW BUSINESS

- A. **Florence Township Council Resolution No. 2018-78 referring a proposed Redevelopment Plan for a parcel within the Route 130 Redevelopment Area (2013) to the Township of Florence Planning Board for the Board to take certain actions pursuant to N.J.S.A. 40A:12A-7(e); specifically Block 163.02 Lot 13.02 located on Hunts Circus Drive.**

Mayor Wilkie stated that this Redevelopment Plan is for the construction of a hotel. He stated that there are two lots behind the Burger King; one was supposed to be a restaurant, which is the lot in consideration tonight, and behind it was to be a hotel. That hotel received approval from the Zoning Board in 2008 and still has not even been started. That applicant has come before the administration many times over the years telling us she is ready to move forward on the hotel, but nothing has ever come from that. The developer that is working with the township on the one before the Board tonight, is looking to build a hotel because the applicant of the other lot has not moved forward on her approval. They have also mentioned that they would like to possibly purchase the Burger King to put a restaurant in; but, they would really like to purchase the approved hotel lot to put a restaurant in. Before us today is just the hotel on what was known as the restaurant site.

Planner Fegley stated this Redevelopment Plan is for the Primestone Properties, Hunt Circus Drive, Block 163.02, Lot13.02. The property is not actually on Route 130 even though the address is Route 130. It sits adjacent to the Burger King and is across Hunt Circus Drive from Wawa. Hunt Circus Drive is a privately-owned street; owned by Wawa, JSPD, Primestone Properties, and Burger King. It was built to general public right-of-way standards back in 2008 when there was a restaurant and hotel that were approved for Lots 13.01 and 13.02. The site is in the HC (Highway Commercial) district with the surrounding properties also in the HC district, and the Pennsylvania Extension of the NJ Turnpike forms the eastern property boundary.

This Redevelopment Plan is prepared pursuant to the finding back in 2013 that US Route 130 area and adjacent areas were found to be properties in need of redevelopment. More recently, Florence Township Council Resolution 2018-78 authorized the Planning Board to prepare this Redevelopment Plan.

What is proposed is an 82-room “Tru” Hilton Hotel with four Floors. The Tru brand is a new brand of Hilton; not quite as expensive but has more modern amenities to include an open lobby, lounge, workspace area, fitness room, game area, coin operated laundry and a 24/7 Market for food, snacks, beverages and essential convenience items. In addition, the hotel may have an indoor pool; however, the developer is still not certain about that. The hotel will have a liquor license but it will be for bottled beverages of beer and little bottle of wines for personal consumption.

The project is very consistent with local objectives. The HC District is to provide commercial uses along major highways for services and retail goods for the general public. The hotel is a conditionally permitted use in the HC District.

The principal use is a hotel with 82 +/- guest rooms and certain amenities. Accessory uses would be:

- Property maintenance structure (located in the back of the site)
- Temporary signage during construction
- Site signage including pylon sign, directional signs, building/façade signs, and hi-rise sign
- Temporary marketing and construction trailers
- Roof mounted solar panels
- Stormwater management facilities
- Electric car charging station(s)

In this project, they are predicting it to be constructed in only one phase and would like to start construction as soon as possible, so this Board may be seeing a site plan for this project very soon; assuming this Board recommends this and Township Council adopts the resolution for the Redevelopment Plan.

The bulk standards are basically the same as the HC District with a few differences. The Maximum Building Height in the HC District is allowed to be 5 stories, or 75 feet, whichever is less. This proposal is for 4 stories and would still not exceed 75 feet in height.

One General Requirement that is pretty significant is that because this is not on a public street, this Redevelopment Plan allows them to build along a street that is not a public street as the Zoning Board approval did back in 2008.

In regards to Signs, the pylon sign (free-standing sign) would be along Route 130. Directional signs are always allowed for the ease of people coming to the site and would be relatively low in height with the logo and enter/exit on the sign. The building façade sign is very plain and would have “TRU Hilton” on it. There would be one on the Turnpike side of the building and one on the Route 130 side of the building. The hi-rise sign would be along the Turnpike and would be a pole with a circle logo on the top; looking similar to a lollipop. This sign would not exceed 100’ in height.

Most of the Miscellaneous Redevelopment Plan Requirements are the same as usual, such as:

- Provisions for Relocation - there is no need for relocation of business or residences because the site is currently vacant.
- Identification of Property to be Acquired - not applicable because the site is privately owned and will be privately developed.
- Relationship to Other Plans – the consistency to the Master Plan of Contiguous Communities is not applicable because Florence Township surrounds the property. It

- is consistent with the goals the County has for the Route 130 Corridor. It is also consistent with the State Redevelopment Plan. And, it is consistent with the approval that was given in 2008 by the Zoning Board for the adjacent site.
- It meets the goals of the Municipal Land Use Law.

Solicitor Frank added that the application in 2008 was in front of the Zoning Board because they needed relief from one of the conditions of the conditional use standard.

Planner Fegley stated that the applicant's Affordable Housing obligations shall be that as required by applicable law.

The Concept Plan is listed in the Appendix of the Redevelopment Plan and shows that it is pretty basic; a hotel with parking around it, small maintenance building, stormwater basin and trash area.

Chairperson Hamilton-Wood asked if anyone had ever heard of this type of hotel, TRU by Hilton. Planner Fegley stated the applicant gave an example of one that is in Lancaster, PA. Mr. Mattson stated they are very nice and very clean. In his opinion, it caters to a younger crowd (20 – 30 years old) who want to sit in the great room together while working. Planner Fegley stated that each individual room is pretty much open and minimizes any chest of drawers with just a bed and work station. It is clean and streamlined.

Mr. Pagano asked if we knew at this point if the hotel was going to be corporately owned and operated or subject to a franchise agreement. Planner Fegley stated that she got the impression that it would be a franchise since the developer is Primestone Properties, LLC. Mayor Wilkie and Chairperson Hamilton-Wood agreed. Chairperson Hamilton-Wood stated that the Board was not allowed to factor that into the decision of recommending this back to Township Council.

Solicitor Frank reviewed the process of the Redevelopment Plan. He stated that when the governing body refers a Redevelopment Plan to the Planning Board, the Planning Board's primary purpose is to opine on whether it thinks that the proposed Redevelopment Plan is consistent, or inconsistent, with the Master Plan. It can raise other issues if it sees them, but the Planning Board is the master of the Master Plan and anything that is going to be done in a land use way needs to be looked at by the Planning Board in that way. Our charge this evening is to make a recommendation on whether the Board thinks it's consistent or inconsistent with the Master Plan. It's almost never the case that who an applicant is, from a business perspective, becomes the purview of the Planning Board.

Mayor Wilkie commented that based of what Solicitor Frank was saying is that the Master Plan does call for this type of a use in this area. Especially with this site being right next to the interchange and it is something that the township is looking for. It will be nice for the community to have for visitors to our town.

Being there were no more questions or comments from the Board Members, Chairperson Hamilton-Wood stated she would like to open the meeting to the public.

It was the Motion of Mr. Montgomery, seconded by Vice Chair Molimock to open the meeting for public comment. Motion unanimously approved by all those present.

One member of the public asked specifically which road this proposed hotel would be located on and exactly which site? Chairperson Hamilton-Wood stated it would be on Hunts Circus

Drive on the site closest to the Burger King. He also asked that because there is already a prior approval for another proposed hotel to be located right next to this one, the township could potentially have 2 hotels right next to each other? Solicitor Frank stated that is correct if that prior approval is still valid. He stated that hotels remain a permitted use in the HC zone.

Seeing no other member of the public wished to be heard, it was the Motion of Vice Chair Molimock, seconded by Mr. Montgomery to close public comment. Motion unanimously approved by all those present.

It was the Motion of Vice Chair Molimock, seconded by Mr. Montgomery to find this Redevelopment Plan consistent to the Master Plan and to recommend this Redevelopment Plan to the governing body.

Upon roll call the Board voted as follows:

- YEAS: Molimock, Montgomery, McCue, Lovenduski, Wilkie, Pagano, Hamilton-Wood
- NOES: None
- ABSTAIN: None

Motion carried

APPLICATIONS

There were no applications.

OTHER BUSINESS

There was no other business.

PUBLIC COMMENT

It was the Motion of Mr. Montgomery, seconded by Mr. McCue to open the meeting for public comment. Motion unanimously approved by all those present.

Seeing no one wishing to be heard, it was the Motion of Vice Chair Molimock, seconded by Councilman Lovenduski to close public comment. Motion unanimously approved by all those present.

Mayor Wilkie stated that the Board will be addressing the Master Plan review and that Planner Fegley has been quite busy with a number of Redevelopment Plans with one more on her agenda and will then be doing the review that is required and then hopefully having a new Master Plan.

ADJOURNMENT

It was the Motion of Vice Chair Molimock, seconded by Mr. Montgomery to adjourn the meeting at 8:02 p.m. Motion unanimously approved by all those present.

Karen Federico, Acting Secretary